



49 Larch Way  
Red Lodge

DAVID  
BURR





# 49 Larch Way, Red Lodge, Suffolk IP28 8YA

Red Lodge is a growing community administered by West Suffolk Council. It has new homes from a variety of building companies centred on the Kings Warren development at the northern end of the village. Currently, community facilities include an Ecumenical church, village hall and venue (known as the Millennium Centre), a sports pavilion with tennis courts, a five-a-side football pitch and allotments. There are two primary schools both recently rated by OFSTED as good and the village centre has a convenience store, fish and chip shop and pharmacy.

A well-presented and favourably positioned three-bedroom semi-detached house offering over 900 sq.ft of accommodation in the village of Red Lodge. The property boasts stylish accommodation throughout including an entrance hall, sitting room, kitchen/dining room, cloakroom, three bedrooms and two bathrooms. Externally offering driveway parking and a well-presented westerly facing rear garden. Available with no onward chain.

## A well-presented three-bedroom house in Red Lodge looking over one of the village greens.

**ENTRANCE HALL** Fitted storage and stairs rising to the first floor.

**SITTING ROOM** Understairs storage, window to rear aspect and French doors leading to the rear garden terrace.

**KITCHEN / DINING ROOM** A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include an oven, hob and fridge-freezer, with space and plumbing for further freestanding appliances. Ample dining space and a bay-window to front aspect.

**CLOAKROOM** Wash hand basin, WC and window to front aspect.

### First Floor

**LANDING** Stairs rising from the ground floor, an airing cupboard and loft access.

**MASTER BEDROOM** Window to front aspect, fitted wardrobe and an **ENSUITE** which is extensively tiled with a shower cubicle, heated towel rail, wash hand basin and WC.

**BEDROOM 2** Window to rear aspect.

**BEDROOM 3** Window to front aspect.

**BATHROOM** Extensively tiled with a bath, wash hand basin, heated towel rail, WC and window to rear aspect.

### Outside

The property boasts paved driveway parking for two vehicles beside the property. The remaining front aspect is predominately gravelled with a paved pathway leading to the front door. The rear garden is mainly lawned with a decked seating area and raised flower bed.



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**SERVICES** Gas fired central heating. Mains water, gas, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND C.**

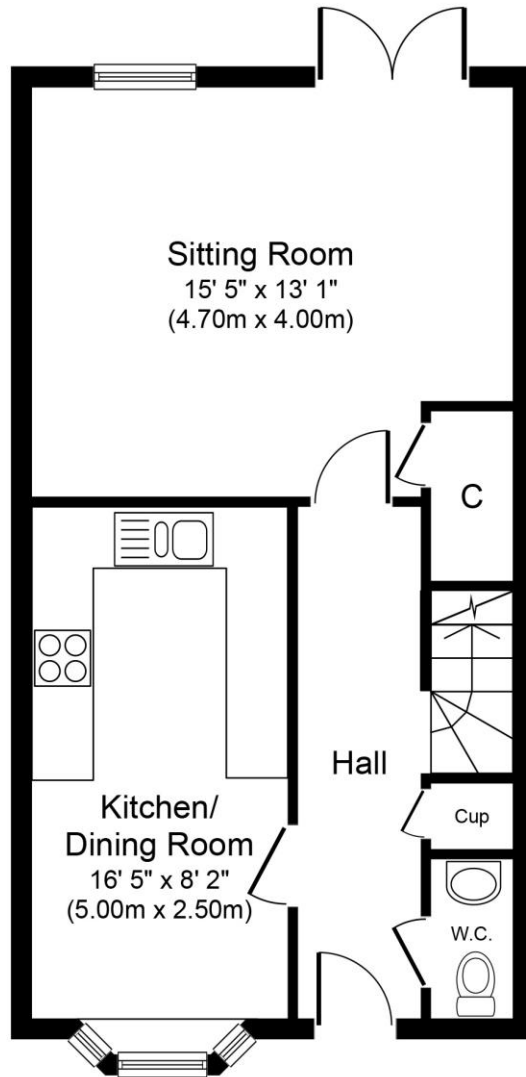
**TENURE** Freehold.

**EPC B.**

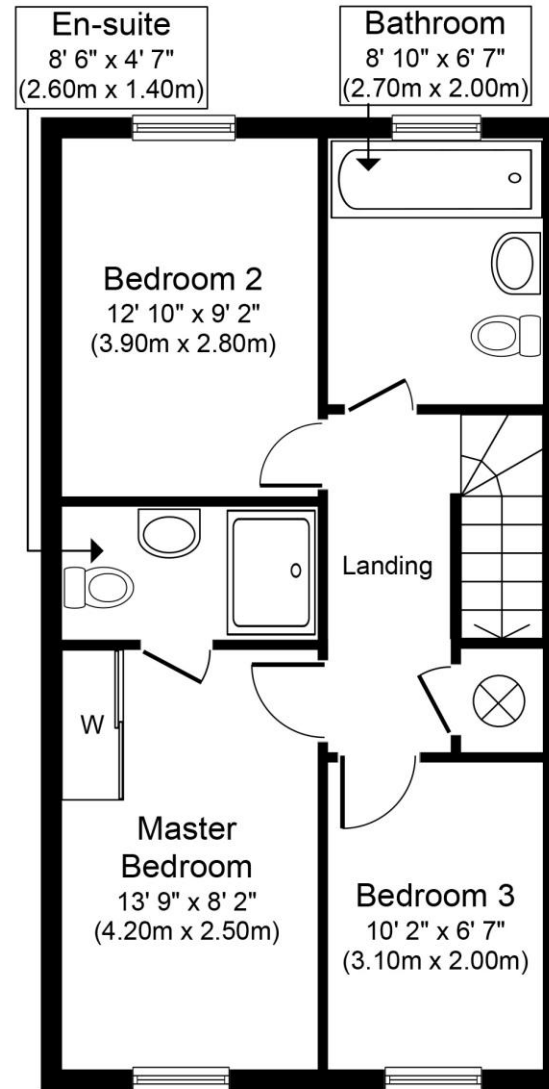
**WHAT3WORDS** spinners.vertical.published

**VIEWING** by prior appointment only through David Burr Estate Agents.





**Ground Floor**  
**Approximate Floor Area**  
**465 sq.ft.**  
**(43.2 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**460 sq.ft.**  
**(42.8 sq.m.)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



